

# **SUMMARY**

## **B.H.Q.A. MEETING OF JUNE 14, 2006**

MEMBERS PRESENT: Ben Mitchell, Susie Hamilton, Kristopher Floyd, Sandi Cole, Elizabeth Gallman, Brent Thompson

MEMBERS ABSENT: Nikki Montembeault

STAFF PRESENT: Lisa Abbott, Barry Collins, Rhonda Helms, John Hewitt, Carol Jack, Jo Stong

OTHERS PRESENT: Richard & Rebecca Lee, Stephen Bailey, Kristi Robinson

Chairman, Mitchell called the meeting to order on 06/14/06 at 4:00 p.m.

The Summary for May 10, 2006 meeting was submitted for approval. Brent Thompson made a motion to approve the summary; Kristopher Floyd seconded. 5-0

### **OLD BUSINESS**

812 W. 11th St., Richard Wells, 06-V-13 Owner was not present to request a special exception to the minimum egress requirements.

Staff Recommended that the Board grant the egress variance for the bedrooms with the condition that the hard-wired interconnected smoke detectors are maintained in a manner so that they function as intended.

Gallman made the motion to grant the variance per staff recommendation; Hamilton seconded. 6-0

405 ½ S. Walnut St. #8, Janis Starcs, 06-TV-050 Owner was not present to request an extension of time to complete repairs.

Staff recommended to grant the extension of time. Thompson made the motion to deny the request; Floyd seconded. 6-0

## **NEW PETITIONS**

620 W. Howe, Kristi Robinson, 06-V-072 Owner was present to request a special exception to the minimum ceiling height requirement.

Staff recommended to grant the ceiling height variance with the following conditions: Single and multiple-station, hard wired smoke alarms shall be installed in the following locations and in accordance with following criteria: 1. In each sleeping room. 2. Outside of each sleeping area in the immediate vicinity of the bedrooms. 3. On each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwelling units with split levels without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. 4. The alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. Radio frequency interconnection is allowable. 5. Install smoke detector(s) in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. 6. The required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. 7. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. 8. Smoke detection shall be maintained in manner so that it functions as intended and is in compliance with the aforementioned installation requirements.

Floyd made the motion to withdraw the variance request and refund the filing fee; Gallman seconded. 6-0

408 E. Dodds, Stephen Bailey, 06-V-073 Owner was present to request a special exception to passing through a room to access other habitable space.

Staff recommended to deny the variance request and grant an extension of time to complete repairs.

Gallman made the motion to grant the variance and extension of time as per staff recommendation and deadline; Mitchell seconded 2-3 (Thompson, Floyd, Hamilton voted no) Motion failed.

Thompson made a motion to deny with a compliance deadline of 8/14/06 or install a wall prior to the unit becoming a rental; Floyd seconded 4-2 (Gallman & Cole voted no)

1425 E. Hunter, Richard Lee, 06-V-074 Owner was present to request a special exception to the minimum egress requirements; Request an extension of time to complete repairs.

Staff recommended to grant the extension of time to complete repairs with a deadline of August 14, 2006 and to grant the egress variance with the conditions that:

Single and multiple-station, hard wired smoke alarms shall be installed in the following locations and in accordance with following criteria:

1. In each sleeping room.
2. Outside of each sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwelling units with split levels without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. The alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. Radio frequency interconnection is allowable.
5. Install smoke detector(s) in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall.
6. The required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery.
7. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.
8. Smoke detection shall be maintained in manner so that it functions as intended and is in compliance with the aforementioned installation requirements.

Mitchell made the motion to grant the egress variance and the extension of time according to the staff recommendation and conditions; Hamilton seconded 5-1 (Thompson voted no)

417 S. Jordan, David Kamen, 06-V-075 Owner was present to request a special exception to the minimum room width requirements.

Staff recommended to grant the room width variance.

Mitchell made the motion to grant the variance according to staff recommendation; Thompson seconded providing there is not a ceiling height problem. 6-0

2333 E. 3rd St., David Cline, 06-TV-076 Owner was not present to request an extension of time to complete repairs.

Staff recommended to grant the extension of time to complete repairs with a deadline of August 14, 2006.

Hamilton made the motion to grant the extension of time to complete repairs with a deadline of July 14, 2006; Floyd seconded 6-0

500-523 W. Hays Ct., Heidi Smith, 06-TV-077 Owner was not present to request an extension of time to complete repairs.

Staff recommended to grant the extension of time with a deadline of July 11, 2006.

Floyd made the motion to grant the extension according to staff recommendation; Hamilton seconded. 6-0

1108 N. Woodlawn, Steve Chaplin, 06-TV-078 Owner was not present to request an extension of time to complete repairs.

Staff recommended to grant the extension of time with a deadline of September 15, 2006.

Gallman made the motion to grant the extension according to staff recommendation; Floyd seconded. 6-0

ADJOURNMENT: Meeting adjourned at 5:02 p.m.